

## DEED AND RECORDS CHRONOLOGY

### HOPE IRON AND METALS

#### HOPE, ARKANSAS

From what I can tell, the current owners are:

- Lots 1-5 of Block 2: Juan Bustos and Onoria Asanza
- 15,760 square foot area that was originally part of the 1.5 acre warehouse area: Juan Bustos and Onoria Asanza
- Remaining area of the original 1.5 acre warehouse area Robert and Jackie Polk
- Right of way on the east side of the property: Missouri Pacific RR

Deed review...

- 1 The current owners, Juan Bustos, and Onoria Asanza, his wife, purchased Tract 1 (Lots 1, 2, 3, 4, & 5), and Tract 2 (15,760 sq ft area out of the original warehouse 1.5 acre area) from Javier Aranda, and Maria Aranda, his wife, on August 18, 2011. (10/1/2004?, d819 p3172-3176)
2. Javier Aranda, and Maria Aranda, his wife, purchased Tract 1 (Lots 1, 2, 3, 4, & 5), and Tract 2 (15,760 sqft area out of the original warehouse 1.5 acre area) from Robert Dennis Polk, and Jackie Polk his wife on August 21<sup>st</sup>, 2004. (Lots 1-5 and 15,760 sqft area, d787 p342-343)
3. Correction deed which replaces Deed 762 pages 339-340. Robert Dennis Polk, and Jackie Polk his wife, purchased Parcel 1 (warehouse area) and Parcel 2 (lots 1-5) from Curtis Anderson, a/k/a Curtis R. Anderson and Lillian Anderson, his wife, on March 18, 2004 (Lots 1-5 and warehouse area, d782 p230-232).
4. Robert Dennis Polk, and Jackie Polk his wife, purchased lots 1-5 from Curtis Anderson, a/k/a Curtis R. Anderson and Lillian Anderson, his wife, on July 25, 2003 (this deed lists Lots 1-5 only, d762 p339-340).
5. Curtis R. Anderson, and Lillian E Anderson (as separate people) buy the property as a married couple on February 9, 1995 (Lots 1-5 and warehouse parcel, d631 p742-743)
- 6 Curtis Anderson buys the property from Hope Iron & Metals, on December 16, 1993. (Lots 1-5 and warehouse parcel, d619 p41-43)
7. Curtis R. Anderson, a/k/a Curtis Anderson bought the property from his ex-wife, Ruth Ann Anderson on December 14, 1993. (Lots 1-5 and warehouse parcel, d687 p387-389)
- 8 Curtis Anderson and Ruth Ann Anderson, husband and wife, buy 1 5 acres of property from Missouri Pacific Railroad Company, a Delaware corporation, on May 6, 1987. (Lots 1-5 and warehouse parcel, d551 p761-765)
- 9 Hope Iron & Metal, Inc. buys 'All of Lot 5, Block 2, London Addition lying east of Main Street,' from Billy Duckett, Jr., on August 17, 1987 (Lot 5, d551 p110.)
10. Hope Iron & Metal Company, Inc. buys "Lots One (1), Two (2), Three (3), and four (4), Block Two (2), London Addition to the City of Hope, Arkansas," from Gross and Janes Co., a State of Missouri corporation, on September 19, 1966. (Lots 1-4)

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11. Gross & Janes Company buys Lots One (1), Two (2), Three (3), and four (4), Block Two (2), London Addition from Temple Cotton Oil Company, an Arkansas corporation, on March 10, 1944. (Lots 1-4)
12. Missouri Pacific Rail Road Co. buys 2.3 acres, more or less, from Farmers Union Warehouse Co , on August 19, 1926. (The chains/links description in the 1926 deed does not equal 2.3 acres. However, if you measure the site using the boundaries shown on the 1916 street map, the acreage is close to 2.3.)
- 13 Temple Cotton Oil Company buys Lots One (1), Two (2), Three (3), and four (4), Block Two (2), London Addition from D G. Cook and Roxie Cook, husband and wife, on July 30, 1926 (Lots 1-4)

The site ownership and history at Hope Iron & Metal was obtained from Hempstead County Property Records, Hope data files, Arkansas State Library historic Sanborn Fire Insurance Maps, and personal interviews. Mr Curtis Anderson operated the Hope Iron & Metal site as a metal salvage yard from approximately 1982 until 1992 and owned a majority of the site from 1993 until 1999. Prior to Mr. Curtis Anderson's acquisition of the site, Ms. Ruth Anderson owned the site until 1993, having evidently gotten the property in a divorce settlement. At various times in the past, east portions of the site currently owned by Union Pacific were leased and used for metal salvage operations.

Current ownership is somewhat uncertain. It appears from maps prepared by Hope city government representatives that portions of the Former Hope Iron & Metal site may be owned by three parties: Javier and Maria Aranda (Arandas), Robert Dennis Polk and Jackie Polk (the Polks'); and Union Pacific. According to Hempstead County Property Records, the Arandas appear to have sold at least a portion, maybe all, of the Property to Juan Bustos and Onoria Asanza (Bustos) in 2006. Building 1 sits on a 1.67-acre parcel owned by the Arandas. Building 2 in the southwest portion of the site is situated on a 1.15-acre parcel owned by the Polks. The 0.35-acre parcel south of the Polk's property, the location of the former POL yard, is also owned by the Arandas. The Polks own the 0.07-acre parcel on the far southeast section as well. Union Pacific (Missouri Pacific) owns the east-adjacent property between the spur and the railroad track.

7/26 Cook sold to Temple Cotton	Lots 1-4	
8/26 Farmers Warehouse to MO Pacific RR		Warehouse area
3/44 Temple Cotton to Gross & Janes	Lots 1-4	
9/66 Gross & Janes to Hope Iron	Lots 1-4	
5/87 MO Pacific RR to C & R Anderson		Warehouse area
8/87 Duckett to Hope Iron	Lot 5	
12/93 Hope Iron to C Anderson?	Lots 1-5	Warehouse area
12/93 R Anderson to C Anderson?	Lots 1-5	Warehouse area
2/95 C/L Anderson to C&L Anderson	Lots 1-5	Warehouse area
7/03 C&L Anderson to R&J Polk	Lots 1-5	
3/04 C&L Anderson to R&J Polk (corrected)	Lots 1-5	Warehouse area
8/04 R&J Polk to J&M Aranda	Lots 1-5	15,760 sqft out of Warehouse area
8/11 J&M Aranda to Bustos/Asanza	Lots 1-5	15,760 sqft out of Warehouse area